



September 2021

Vol. 37 – No. 9

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SHHA Office

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Albuquerque, NM 87122

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Closed on federal holidays

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shha@sandiahomeowners.org

We Need You!

By Susan McCasland, Nominating Committee chair

Have you ever considered being on you homeowners’ association Board of Directors? It is a great way to be an integral part of and give back to your community. And now is the time to submit a Statement of Interest so that there’s ample time for you to be interviewed by the present Board members and presented for election to the member residents at the Annual Meeting in February.

So, what is expected of you if you are on the SHHA Board of Directors? First, you need to be a homeowner/landowner and a member of the SHHA. Do you see a line on your water & sanitation bill for \$8.50? If so, you’re a member already. If not, call the office and sign up. The Board meets the second Wednesday of every month (except February) at 6:30. At present, we meet virtually for 2 months and in-person for the 3rd month. But that may soon become a hybrid (in-person and on-line) meeting every month. Bottom line is you don’t need to be concerned about impacts to your health from being an active Board member. Board meetings typically last 1.5 hours and cover finances, architectural and covenant issues, environment, safety, membership, activities, publications and myriad other issues affecting our members and residents. Plus, you get to know some very interesting people who are fellow Board members.

Board members are also expected to serve on one of the standing committees. Look directly to the left of this sentence to see a list of the committees.

Board terms are for 3 years.

If this has piqued your interest, please fill out and return a Statement of Interest; you can find one on the SHHA website at <https://www.sandiahomeowners.org/forms> near the bottom of the page or stop by the office to pick up a paper copy.



The Artists are Back!

By Elizabeth Edgren, Community Service
& Membership Committee chair

The 18th Annual Sandia Heights Artists Studio Tour is almost here! Mark your calendar for Sept 25th–26th from 10 AM to 5 PM, and check the website for details: [artists | sandiaheightsartists](https://www.sandiaheightsartists.com)

I'd never heard of an artists' studio tour before I moved here, but these are a growing—and wonderful—trend. As Kathleen McCaughey (who works with silver, unique stones and semi-precious gems) said, "People like this kind of thing. It's an opportunity to 'peek' into the windows of others." While they're all busy prepping for the Tour, several were kind enough to answer my questions.

Sandia Heights' Tour used to be a more casual, "neighbors visiting neighbors," but it's no longer just that. People come from all over ABQ and farther afield. Tourists and other artists join SH residents to visit many artists working in many mediums. As our neighborhood, city, and the Tour have grown, so has traffic to our Tour. One thing we enjoy in SH is the quiet and *lack* of traffic, but if we're honest many of us are also proud to show off our beautiful neighborhood. Some of our artists believe it's good for others to get a feel for our special area. One might argue that Sandia Heights itself is the unnamed grand studio on the Tour.

I'd be cautious about it—but many artists are willing to have us descend upon their homes for two days participate in the Tour. Many display in their garages and patios so we don't completely invade their privacy. Kathleen said she finds the direct interaction with her customers "more enriching." She can see when people get excited about her work, what they like or don't like, and gets on-the-spot feedback, which is critical for many artists. Michele McMillan loves "meeting new people, especially people in my neighborhood. It is an exhilarating, fun day spent talking to local friends and neighbors." Lars Strong, artist in wood, stone, and photography,

enjoys meeting a variety of people, "discovering who they are and how they interact and respond with art," and "sharing the background stories that accompany each of my pieces." For us who tour, it's a unique opportunity, as Strong says, "to see extraordinary creations and to meet the characters that make them. Many of us are not famous, but our lack of fame is not due to a lack of talent or creativity. There are many extremely talented artists quietly doing 'their thing' for themselves because they need to create. The Tour may be the only place you can see their work. It's also a win-win opportunity to purchase art directly from the makers."

Most of the artists are indeed our neighbors, but the Tour invites a handful of guest artists, too, who bring diversity to the show. One of this year's guests, back for a second time, is Catalina Salinas, a painter in oils. Born and raised in La Paz, Bolivia, she's influenced by the high mountains, indigenous cultures, the "bright colors and geometrical patterns of 'aguayos,' which are Aymaran textiles." Catalina says the Tour is special, a time to "see many different artists working and supporting one another, and welcoming people to their personal space."

Some of our artists have been at their creative work since their youth; others began later in life.

Laura McIndoo, who makes functional pottery, has been 'potter-ing' for 28 years, almost 20 of those here in SH. Silversmith and jewelry maker Michele McMillan is a long-time SH North resident, but a much more recent artist; she started making sterling silver jewelry in 2011 when her boys went off to university. Lars Strong is sort of the reverse—creating art all his life (although formally for 15 years), but a SH resident just the past four years.

The pandemic hit each of our artists differently, of course. Potter McIndoo's day job is teaching at CNM; adjusting to online teaching meant longer, more exhausting days. "I hardly did any pottery all year. Thankfully, summer vacation came along and I was able to start creating again." McMillan primarily sells her silver and jewelry through galleries and shops, and the pandemic put a stop to those sales for a year. She says, "I've always thought it would be a good idea to have a website, so the pandemic forced me to think more about this." She worked to develop a website, even



Kathleen McCaughey



Michele McMillan



Laura McIndoo

hiring a videographer “to create a video showing my work area inspirations and many of my pieces.” Guest artist Salinas, like McIndoo, is a teacher. With the tiring demands of balancing virtual and in-person teaching, even if she had time, she didn’t always have the energy



Catalina Salinas

to tackle large, intense, multiple-day projects. To have time to do art for relaxation, she began a series of smaller watercolor pieces and experimented with other media. And some surprising opportunities came up with other artists to exchange small projects or to collaborate in community projects. A mural project involved over 40 others

“creating individual pieces that were put together as a puzzle of our city.” (The final mural is now on display at the Kress Building at 416 Central SW; sales proceeds will benefit local art programs.)

Woodworker Strong, on the other hand, had more studio time than usual, and was able to do even more hiking, biking, and exploring. Being outdoors inspired him and provided him more materials to work with. “Also,” he says, “in the general uncertainty, fear, and upheaval of the pandemic, I deepened my appreciation for beauty and my desire to create unique sculptural forms as an offering of beauty into a world that seems to need beauty more than ever.”

Set aside Saturday & Sunday, September 25th & 26th to take in some art. Take time to talk with the artists. They each have their story of inspiration, of training, of experience and vision, which we don’t have space for here. And as Ms. Salinas says, “You don’t need to be an art collector to appreciate art. All humans are moved by creativity.” Go to a variety of stops on the tour, even the ones you think aren’t your thing, and go prepared to buy! When you “indulge” in that item that keeps drawing your eye back to it again and again, you’re supporting an entrepreneur, a neighbor, their creativity and independence as well as enriching and beautifying your world. And lest we forget, the artists make donations for La Mesa School art program, as we customers can, too, during the Tour.

Thanks to Kathleen McCaughey, Mary Ellen Merrigan, Laura McIndoo, Michele McMillan, Lars Strong, and Catalina Salinas for their time and input!

A Lively Lecture & Book Signing

By Ruth Frazier, SH resident

Love dogs? Books? And a humane organization?

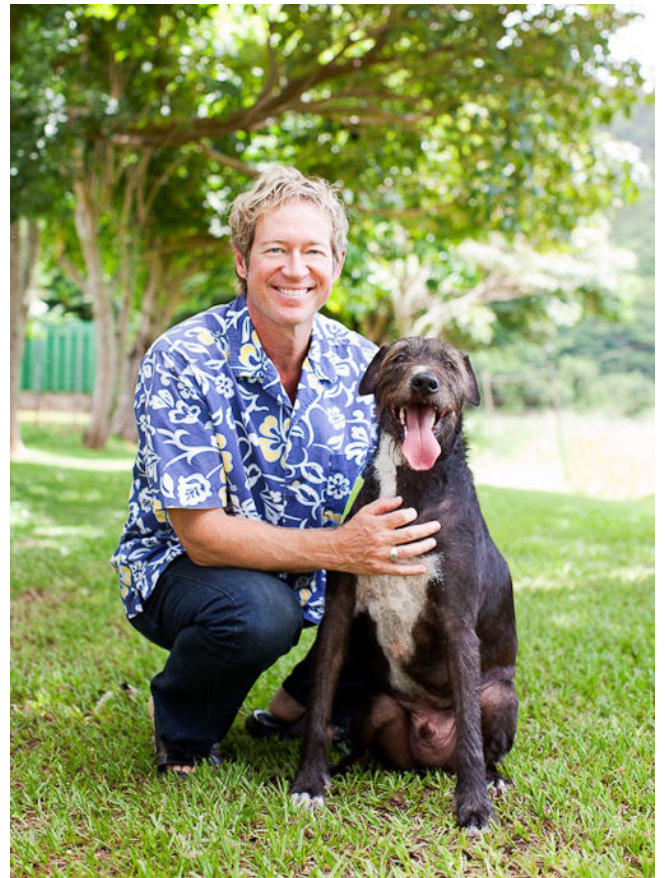
St. Chad’s Church will feature all three on **Friday, September 24, from 6–8 PM**, for a family-friendly event: THE LAST HOWLELUJAH, TALES FROM THE TRAIL.

Father Bill Miller, an Episcopal priest from Round Top, Texas, will be here to sign his most recent book, *The Last Howlelujah*, an amazing story of a dog named Nawililiwilli (Wili) Nelson. Father Bill will also talk about the incredible dogs in his life. He donates proceeds from book sales and contributions to a humane organization of our choice, and we have selected the Watermelon Mountain Ranch, New Mexico’s largest no-kill animal shelter. There will be dogs available for adoption, too.

Refreshments will be provided, we’ll be outdoors, and there will even be a dog parade of interesting dogs—and their tales!

Father Jeremiah Griffin, Rector of St. Chad’s, knows Father Bill and says “come to hear a remarkable story of a man who has found the divine connection for humans and their pets.”

It’s free, but donations happily accepted. Call Ruth Frazier (505) 250-9961 for more information.



Bill Miller and, perhaps, Wili Nelson

JULY CALLS TO SANDIA HEIGHTS SECURITY PATROL

The following statistics are the latest provided by Sandia Heights Security since the last GRIT. **Please be reminded that Sandia Heights Services (they provide water, sewer, trash and recycle collection, and security services) is a subscription service separate from Sandia Heights Homeowners Association membership.** Also, Membership in SHHA does not include Sandia Heights Security membership. You can call Security to confirm your membership with them. If you have questions, please call **Sandia Heights Security** at 856-6347, **mobile** 263-4654.

July 2021	# of calls		# of calls
Alarms	15	Special Extra Patrol	2
Attempted Breaking & Entering	0	Special Request/Vacation	104
Customer Assist	6	Suspicious Activity	2
Fire/Smoke	1	Suspicious Person	5
Fireworks Complaint	2	Suspicious Vehicle	3
Lost/Found Pet	1	Theft	1
Motorist Assist	2	Threat/Personal	0
Newspaper/Package Pickup	2	Utility Assist	0
Noise Complaint/Suspicious Noise	4	Vandalism	0
Parking Problem	1	Welfare Check	0
Salesman Complaint	0	Total Calls	151

Useful Numbers: Emergency Police/Fire/Rescue: 9-1-1 (Be sure to let the operator know you are in Sandia Heights – an unincorporated area of Bernalillo County) **Bernalillo County Sheriff Non-Emergency:** 798-7000 **Bernalillo County Fire Department Non-Emergency:** 468-1310 **SHS Water/Sewer Emergencies (M-F 7AM – 4PM):** 856-6345 **SHS Water/Sewer Emergencies After Hours:** 888-5336 **NM Gas Co. Emergencies:** 697-3335 **PNM Outage & Emergencies:** 1-888-342-5766

Announcements & Notices:

- **Office hours:** Monday – Friday 9 AM – 4 PM.
- **Board Meeting:** scheduled for Wednesday, September 8, 2021, at 6:30 PM via Zoom Meeting.
- **Office Closures for Holiday(s):** Monday, September 6, 2021, in observance of Labor Day.
- **Notary services (except on Fridays), copies (20 per month) and faxes, e-mail alerts, and contractor evaluation binder** are free to members. **Also, voter registration in office.**
- **Committee meeting dates** are posted on our website calendar: www.sandiahomeowners.org.
- **Classified ads** can be found on the website on the top bar menu under Notices and Information/Classifieds.
- **Safety vests for sale** in the SHHA Office. \$2.50 per vest for members, cash or check only.
- **Tram passes for sale** in the SHHA Office. \$7 per ticket for members on a **first-come first-served basis**. Cash or check only. Tickets purchased must be for one date at a time per residence. To view the Tram Pass Procedures for SHHA Members go to <http://sandiahomeowners.org/notices-and-information/notices-and-information/96-tram-passes>.

ACC Color Reference Guide is available to borrow in the SHHA Office for up to 30 days. \$20 refundable deposit is required. Cash or check only.

SHHA Member Benefits:

Check out the entire SHHA Member Benefits Program and the discounts offered to SHHA members at www.sandiahomeowners.org, under the **Notices and Information** tab. Each participating merchant offers a discount to SHHA members. The following is a list of currently participating merchants:

Barnett Alden Ironworks
Chiropractor, Mark L. Schwartz DC PC
Critter Control
Finishing Touch Home Improvements, LLC.
Lifescapes Nails and Spa
Jade Enterprises Inc.
Remax Select – Pete Veres
State Farm – Cynthia Bahling
Tutor Doctor

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Sandia Heights MARKET UPDATE PAST YEAR 9/2020 to 9/2021

2 Larger homes For Sale on Larger Lots | Avg Asking price \$747,450 | Avg Asking price/sf \$203.93
 7 Pending | Avg Asking Price \$939,950 | Avg Asking price/sf \$258.20
 71 Homes Closed past year to date | Avg Sold Price \$728,222 | Avg Sold price/sf. \$204.50

2 Smaller homes on smaller lots | Avg Asking price \$324,500 | Avg Asking price/sf \$181.58
 1 homes pending | Avg Asking Price \$ 311,000 | Avg Asking price/sf \$205.82
 53 closed past year to date | Avg Sold Price \$371,086 | Avg Sold price/sf \$201.15

Note Every Home Is Unique . Price is always based on condition, updates, location and views.

Current Interest rates hovering around 3.0% for 30 year conventional & 3% 30 year VA!



SOLD!

1405 San Rafael PINE



SOLD!

1195 Bobcat Blvd NE



SOLD!

8210 Indigo Court NE



SOLD!

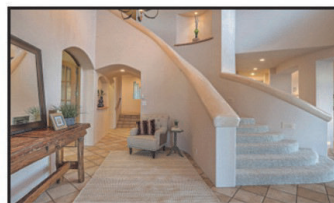
54 Rock Ridge Court NE

ANOTHER GREAT SANDIA HEIGHTS HOME! SOLD

53 ROCK RIDGE COURT NE | ASKING PRICE \$1,075,000 | 5863 SF | 4/5 BR | 5 BATHS



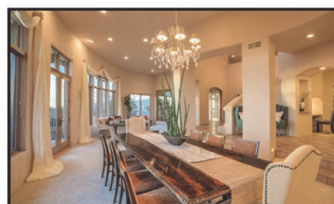
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Great Views!

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Sharon McCollum is ready to sell your Sandia Heights Home using her local expertise and worldwide reach in prospecting and marketing. She has a long list of satisfied Sandia Heights families: this is because Sharon promotes top values in Sandia Heights. She offers you a full service, comprehensive and aggressive "Marketing Plan to get your home SOLD fast"! Sharon's marketing plan includes intense investing in internet marketing and up to date prospecting and marketing technology systems promoting your home to all buyers for Sandia Heights Homes. Check out home sales near you by contacting Sharon today CALL OR TEXT 505 269 6217.

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Are We In A Real Estate Bubble?

This Is Not a Bubble

The housing market is hot but leading economists say a crash is not imminent.

Causes of the Last Housing Bubble (2007-2008)

- ✓ Low down payments
- ✓ Flexible mortgage rates
- ✓ Oversupply

Why 2021 is Different:

The current combination of low inventory and high buyer demand means the risk of overbuilding is minimal.

Existing Homes For Sale 2021:
1.16 MILLION*

*As of April 2021

Existing Homes For Sale July 2007:
4 MILLION



Down Payments Are Up

More money down means more equity at the start. Leading up to the market crash in 2008, down payments were low.

Typical Down Payment in 2021:
15.9%

Down Payment in 2007:
9%

In 2007, 45% of first-time buyers financed 100% of their home compared to only 17% in 2020.

More Fixed-Rate Mortgages

Before the 2008 market crash, more buyers gambled with adjustable-rate and fixed-then adjustable-rate mortgages.

Buyers With Adjustable-Rate and Fixed-Then Adjustable-Rate Mortgages:

2020: **4%** | 2007: **15%**

Lending Restrictions Are Tight

It's harder to qualify for a mortgage you can't afford. Foreclosure filings were at a 15-year low in February 2020 before pandemic forbearance.

Foreclosure Filings:

March 2008:
234,685

February 2020:
48,004

April 2021:
11,810

SOURCES: Redfin, National Association of REALTORS®, Attom Data Solutions

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Last month's GRIT had an article by a resident suggesting that people pull **tumbleweeds**. With the wonderful, "normal" monsoon rains we've had, the **tumbleweed** invasion is now everywhere! Please, check your property and pull all the **tumbleweeds** you find. They're easy to pull now—soon that won't be the case.

Weeds Are Here

By Emily B. Rudin, SH resident, former CSC member

The monsoon rains have greened up the desert beautifully...but have also brought out WEEDS!

The Covenant Support Committee (CSC) receives scores of complaints about landscaping and yard maintenance, particularly in units comprised of patio homes. If you own a property with zero lot lines, think about the obvious importance of curb appeal and the need for attractive frontage so close to the street and so visible among clustered homes. Residents in the zero-lot-line units should be mindful that the appearance of their yards has a greater impact on the surrounding neighbors than is the case with larger lots.

Please help your neighborhood, yourselves, and the CSC by controlling your landscape and weeds throughout the growing season. Don't wait until plants are unwieldy, become woody, or constitute fire and/or safety hazards. Just as we schedule haircuts every so often, let's keep our properties looking cared for and attractive. In fact, while we're at it, let's remove our dead vegetation too: this is one covenant that applies to all property-owners. Good landscape maintenance will help keep our home values strong, our streets safer due to fire prevention and clear sightlines for vehicles, bicycles, and pedestrians, and Sandia Heights as beautiful as it can be.

As a helpful guide for property owners, these photos provide examples of "do"s and "don't"s.

DO



Keep soil and gravel raked and inhospitable to weeds.



Prune trees, pull weeds, and trim hedges adjoining other lots.



Keep curbs tidy and corners cleared and visible.

DON'T



Don't let weeds go to seed & dead plants convey neglect.



Don't allow weeds to encroach on your neighbor's property.



Don't let weeds occupy driveway cracks, giving your home an abandoned appearance and perhaps inviting suspicious activity.

ACC Activity Log

Summary of **Approved Projects** activity since the last GRIT:

19 Cedar Hill Road – Roof Mounted Photovoltaic Panels Installation
21 Cedar Hill Road – Repaint Trim
68 Pinon Hill Place - Roof Mounted Photovoltaic Panels Installation
176 Big Horn Ridge Drive – Deck Installation
618 Cedar Hill Road – Roof Mounted Photovoltaic Panels Installation
641 Cougar Loop – Reroof and Re-stucco
629 Cougar Loop – Remove and Replace a Portion of Asphalt Driveway, Replace Door, and Add a Gutter
647 Cougar Loop – Remove and Replace House Siding with Stucco
655 Roadrunner Lane – Re-stucco
726-21 Tramway Vista Drive – Replace Heat Pump with A/C and Gas Unit Installation
795-K Tramway Lane – Replace Beams on Two Balconies
983 Lynx Loop – New Construction
987 Lynx Loop – Landscaping
1019 Tramway Lane – Re-stucco
1063 Red Oaks Loop – Replace Window and Re-stucco
1134 Marigold Drive – Removal of Solar Trombe Wall
1233 Goldenrod Drive – Replace Windows
1424 San Rafael Avenue – Replace Garage Doors
1553 Eagle Ridge Lane – Restoration of Roof with Tan Silicon Coating
1604 Quailwood Drive – Re-stucco
1703 Quail Run Court – Replace Windows and Re-stucco House
8229 Raintree Drive – Reroof
8234 Raintree Drive - Landscaping
9117 Tramway Lane – Landscaping
12618 Colony Place – Replace Evaporative Cooler with Refrigerated Air Unit

Visit the website: www.sandiahomeowners.org to read about all projects currently under ACC management.

Wildfire

Here's another video on mitigating the danger to your home from a wildfire: https://youtu.be/bPILXb_MHuo: *Wildfire Defensible Space: Zone Zero*



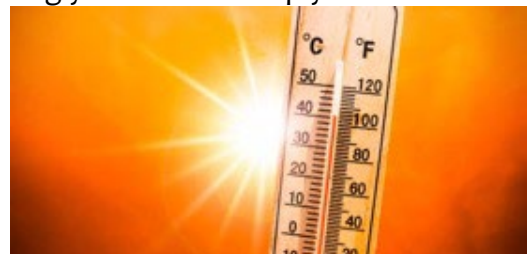
Monthly Fun Fact

Albuquerque's Old Town is a favorite spot for both tourists and residents. Old Town Plaza has been a crossroad since it was founded in 1706. Four flags have flown over the Plaza: Spain, Mexico, the U.S., and the state of New Mexico.



SH Tips & Hacks

It's still pretty hot out. One way to keep the interior of your home cooler is to minimize the "solar loading" from your windows. All that means is to keep the shades or curtains closed on the windows the sun is shining on. To stay on top of solar loading, you need to be aware of where the sun is and where it will be in the near future. So, mornings, keep east window shades drawn. Mid-day, the south-facing windows should be blocked. Then in the afternoon, keep the west windows darkened. You'll be amazed at how much cooler your house is and how much less cooling you need to keep your house comfortable.



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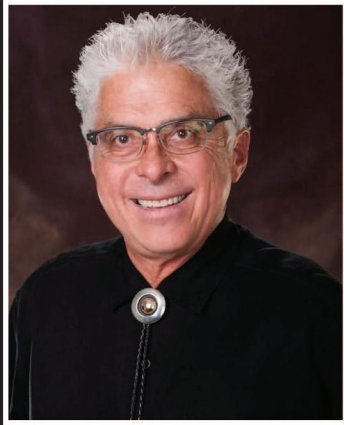


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MaxSanchez.com
SandiaHts.com

THANK YOU

Since 1998 I have had the privilege and pleasure of working along side Max Sanchez with Coldwell Banker Legacy.

After some recent changes within our family, we have made the decision to move to Tampa, Florida.

I have enjoyed working with our friends and neighbors here in Sandia Heights and will greatly miss this wonderful community.

Thank you so much for your trust and friendship. You will continue to be well served by Max with his passion and love of real estate and Sandia Heights!



Teresa Cordova

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THE MARKET IS HOT!

SOLD IN 3 DAYS



**1812 Tramway Terrace Loop NE
1288 SQ FT 2BR 2BA .06 Acres**

SOLD IN 6 DAYS



**2039 Quail Run Drive NE
2160 SQ FT 3BR 2BA 0.2 Acres**

SOLD IN 5 DAYS



**808 Tramway Lane NE
2557 SQ FT 32BR 2BA .061 Acres**

SOLD IN 4 DAYS



**73 Pinon Hill Place NE
3266 SQ FT 3BR 3BA .55 Acres**

SOLD IN 2 DAYS



**370 Big Horn Ridge Drive NE
3824 SQ FT 3BR 3BA .57 Acres**

SOLD IN 3 DAYS



**349 Paintbrush Drive NE
4143 SQ FT 4BR 4BA .81 Acres**

SOLD IN 58 DAYS



**1038 Tramway Lane NE
4000 SQ FT 4BR 4BA 1.01 Acres**

SOLD IN 33 DAYS



**301 Spring Creek Place NE
3882 SQ FT 3BR 3BA 1 Acre**

BUYER WANT

I have a couple who are looking for a one story, 2 or 3 bedroom smaller lot home, in Sandia Heights, with great views of the Sandias. It must be East of Tramway. They will pay up to \$400,000.00, and are looking for 1,200-1,800 square feet.

FREE TRAM PASSES are available from me every day. Email or call me today!
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Community Events Bulletin Board

Neither of these groups is sponsored by SHHA. Information is provided to keep residents informed.

Sandia Heights Artists: Sandia Heights Artists Studio Tour. It's almost here—The Sandia Heights Art Tour!! Keep September 25 & 26 for a delightful viewing of a wide variety of artistic endeavors!! Thirteen houses will be open from 10 AM to 5 PM featuring thirty-three artists. We enjoy sharing our creations with you, so please come and enjoy them with us! <https://www.sandiaheightsartists.com>.

Sandia Heights “Cork & Fork” Dining Activity: We are happy to announce that Cork & Fork has resumed our bimonthly dinners. We gather in the homes of our members. Each small dinner group is typically 6–8 people, including the hosts. The host decides the menu theme and prepares a main dish, with attendees contributing to some part of the meal—along with a wine to go with their dish. The emphasis is on food and fun rather than formal elegance. Though most of the dinners are smaller, there are 2 whole-group dinners during the year. All adult Sandia Heights residents are welcome. To inquire or join any time of year, call Rene Kessel at (505) 504-3886 or email at rene.kessel@cblegacy.com.

Notice: Any corrections to the printed version of the GRIT can be found on the website: www.sandiahomeowners.org
We always welcome Letters to the Editor as well as your response to articles in *The GRIT*. Email us at thegritshha@gmail.com.

Send in Your Photos Now!



We are accepting your entries for our annual photo contest for the Sandia Heights 2022 *Resident Guide & Directory*. Submissions are due to the SHHA office by Friday, November 5, 2021. If you are the lucky winner, your photo will be featured on the cover of the 2022 *Resident Guide and Directory*, and you will be acknowledged as the photographer.

Submission criteria are as follows:

- You must be a member of the Sandia Heights Homeowners Association and you must be an amateur photographer.
- Photos must be related to the Sandia Heights area (see the 2021 and earlier *Directories*).
- Photos must fit reasonably on the cover without loss of the composition.
- Photos must be in color and may be submitted digitally to shha@sandiahomeowners.org or as a hardcopy print to the office. All hardcopy entries may be picked up at the office once the *Directory* is published.
- The resident must submit a statement that the photograph is an original taken by the homeowner, that they are not a professional photographer (in business as a photographer), and that they grant permission to SHHA to use their photo(s) in the *Directory* or on the SHHA website.

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The SHHA Office will be closed on Monday, September 6, 2021, in observance of Labor Day.